



Department of Planning and Zoning

Nonconforming Use Confirmation Petition

DPZ Office Use only:

Case No. NCU-22001

Date Filed 1/27/22

1. **Nonconforming Use Request**

Describe the magnitude and the extent of the nonconforming use _____

The house at 8895 Frederick Road, ELLICOTT CITY, MD 21043
Has been an still is a duplex with Apt. A + Apt. B.

Give the date that the subject use became nonconforming to the use provisions of the Zoning Regulations I have documentation going back to 1969. It was
a duplex prior to that but 1969 is as far back as I can prove

2. **Petitioner's Name** Brian Grimm

Trading as (If Applicable) BG Land Inc

Address 618 Seminole Ave, Catonsville, MD 21228

Phone No. (W) 410-598-8652 (H) 410-262-0066

Email Address briangrimm@donovanlandcare.com

3. **Counsel for Petitioner** N/A

Counsel's Address _____

Counsel's Phone No. _____

Email Address _____

4. **Property Identification**

Address of Subject Property 8895 Frederick Road Apt A+B
ELLICOTT CITY, MD 21043

Total Acreage of Property 5.06 total. House sits on .5 acre

Property Location _____

Election District 1 Zoning District R-20

Tax Map # 24 Block # 11 Parcel/Lot # 496

Subdivision Name (if applicable) _____

5. **Petitioner's Interest in Subject Property**

☒ Owner ☐ Other (describe and give name and address of owner) _____

Brian Grimm owner BG Land Inc

618 Seminole Ave, Catonsville, MD 21228

If the Petitioner is not the owner of the subject property, documentation from the owner authorizing the petition must accompany this petition.

6. **Confirmation of Nonconforming Use**

- (a) Describe the documentation included with this petition demonstrating the continuous and uninterrupted use of the site from the specified date _____

① Letter from previous owner verifying it has been a duplex since before 1969.

② Rent receipts from 1970

③ Statement of renters & payments since I have owned.

- (b) Provide the dates of any period of interrupted use which has occurred since the establishment of the nonconforming use _____

There has been no interrupted use.

- (c) Describe the documentation included with this petition substantiating the existence of the subject use on the date that the use became nonconforming I do not

have the exact date it became non-conforming Duplex.

I am pretty sure before 1971 it was zoned for a Duplex they had it as a duplex prior to 1969. ALL those that know the exact date are no longer with us and have passed away.

- (d) Does the nonconforming use involve a structure?

() No. ☒ Yes. If Yes, describe Duplex house

- (e) Any other factors which the Petitioner desires to have considered? _____

When I purchased the property in November 2018 it was already a duplex with renters. One renter told me they had been there 5-6 years and the other around 8 years. It is still a duplex under renovation currently.

PLEASE READ CAREFULLY
DATA TO ACCOMPANY PETITION

7. Nonconforming Use Plan

No application for a nonconforming use shall be considered complete unless accompanied by a nonconforming use plan. The submitted plans shall be folded to approximately 8 ½ x 14 inches. The plan must be drawn to scale and must include the items listed below:

- ☐ (a) Courses and distance of outline boundary lines and the size of the property
- ☐ (b) North arrow
- ☐ (c) Zoning of subject property and adjoining property
- ☐ (d) Scale of plan
- ☐ (e) Existing and proposed uses, structures, natural features and landscaping
- ☐ (f) Location and surface material of existing and proposed parking spaces, driveways, and points of access; number of existing and proposed parking spaces
- ☐ (g) Floor area and height of structures, setback distances from property lines, and other numerical values necessary for the examination of the petition
- ☐ (h) Boundary of area and structures considered to be nonconforming
- ☐ (i) Any other information as may be necessary for full and proper consideration of the petition

8. Additional Material, Fees, Posting, and Advertising:

- A) **The original and six (6) copies of the petitions,** plans and supplemental pages must be submitted. If desired, supplemental pages may be attached to the petition.
- B) The undersigned agrees to furnish such additional plats, plans, reports or other material as may be required by the Department of Planning and Zoning in connection with the filing of this petition.
- C) The undersigned also agrees to pay all costs in accordance with the current schedule of fees.
- D) The undersigned also agrees to properly post the property at least fifteen (15) days immediately prior to the hearing and to maintain the property posters as required until 15 days immediately after the hearing and submit an affidavit of posting at, or before the time of the hearing.

9. Signatures

The undersigned hereby affirms that all of the statements and information contained in, or

filed with, this petition are true and correct.

The undersigned has read the instructions on this form, filing herewith all of the required accompanying information.


Signature of Petitioner

1-27-21
Date

Signature of Attorney

Date

For DPZ office use only:

Filing fees are \$250.00 plus \$25.00 per poster)

Hearing fee: \$ _____
Poster fee: \$ _____
Total: \$ _____
Receipt No. _____

(Make checks payable to "Director of Finance")

County Website: www.howardcountymd.gov

NOTE: No appointment is needed to submit this application and payment of fees is not due until a hearing date is set and you are notified.

Revised: 10/13

T:\shared\PubSer\Applications\Division\NCU

Non Conforming use application 8895 Frederick Road

1. My Duplex at 8895 Frederick Road, Ellicott City, MD 21043
 - a. R-20 Zoning
 - b. Vinyl Siding
 - c. 2 stone parking spots one on each side of the house 4 cars total house.
 - d. Stone Driveway and road
 - e. Approximately 3,500 square feet. 1,500 sf apartment A. 2,000 sf Apartment B.
 - f. Two story construction Apt B. Ranch style or one story apartment A.
2. 8889 Frederick Road, Ellicott City, MD 21043
 - a. R-20 Zoning district
 - b. Vinyl Siding small stone accent.
 - c. 20x35 stone parking area Approximately 4 cars
 - d. Stone road to house.
 - e. Two story construction.
3. 8885 Frederick Road, Ellicott City, MD 21043
 - a. R-20 Zoning district
 - b. Brick Siding.
 - c. 20x35 stone parking area Approximately 4 cars
 - d. Stone road to house.
 - e. Two story construction.
4. 9051 Dunloggin Court, Ellicott City, MD 21043
 - a. R-20 Zoning district
 - b. Vinyl Siding.
 - c. 20x35 concrete area Approximately 4 cars
 - d. Dunloggin is an asphalt road to a concrete driveway.
 - e. Two story construction.

Address: 8895 Frederick Rd

TM / Parcel: 24 / 496

Lot Size: 5.064 acres

Use: Retail Nursery and Landscape Contractor

#1 Retail Building (480 s.f.)

#2 Storage Building (260 s.f.)

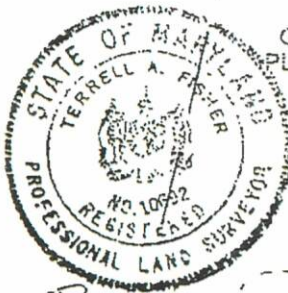
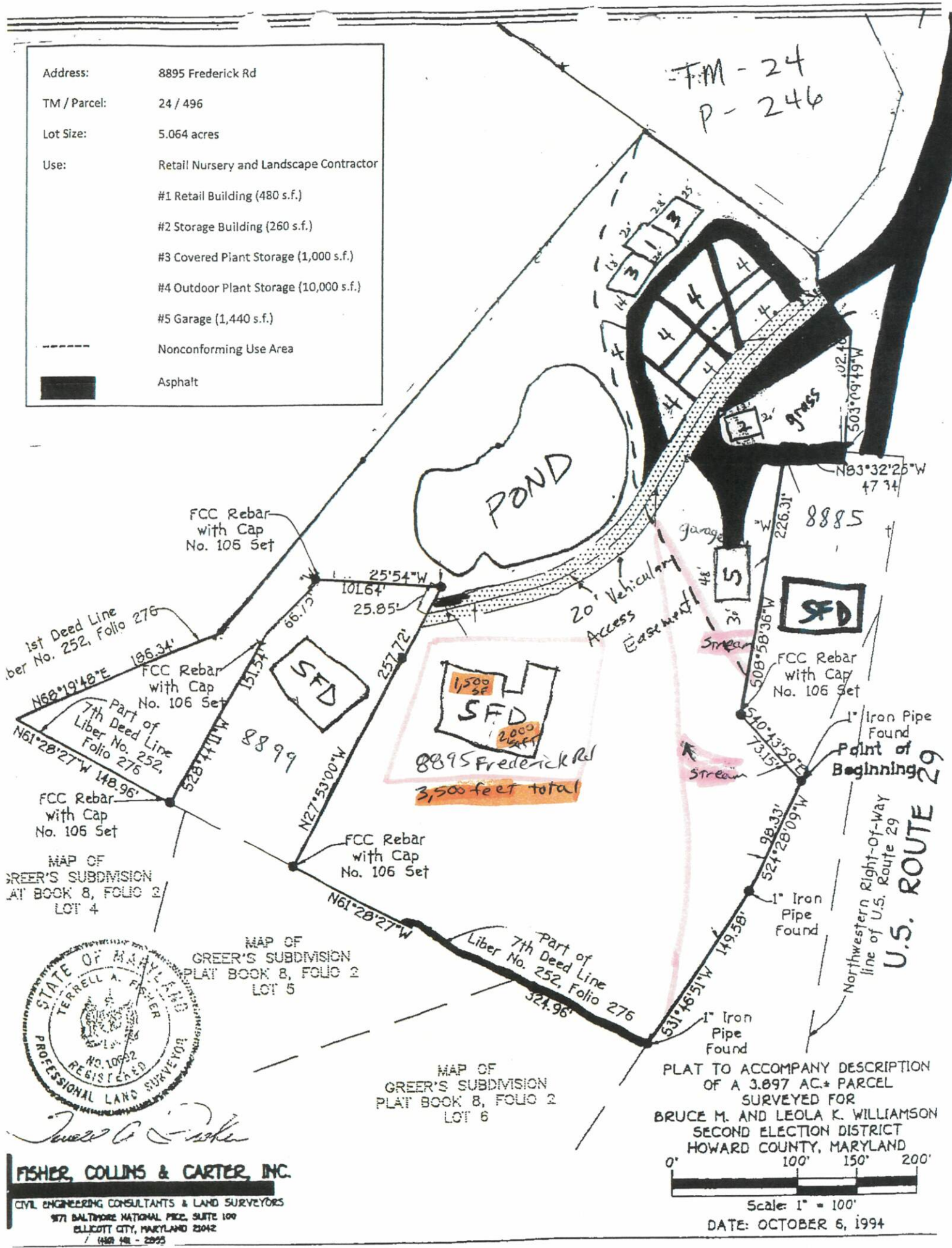
#3 Covered Plant Storage (1,000 s.f.)

#4 Outdoor Plant Storage (10,000 s.f.)

#5 Garage (1,440 s.f.)

----- Nonconforming Use Area

Asphalt



FISHER, COLLINS & CARTER, INC.

CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

971 BALTIMORE NATIONAL PIKE, SUITE 100

ELLICOTT CITY, MARYLAND 21042

(410) 441-2293

Scale: 1" = 100'

DATE: OCTOBER 6, 1994

Total Acres - 5.064



PROPERTY OF
BRUCE AND LEOLA
WILLIAMSON
LIBER No. 288,
FOLIO 300

1.167 AC
Part of
2nd Deed Line
Liber No. 252, Folio 276

21.01'
533°06'48"E
61.05'
548°19'43"W
45.45'
E R=350.00'
L=113.01'
Part of
6th Deed Line
Liber No. 2243,
Folio 271
102.40'
503°09'49"W
Southwestern
Right-Of-Way
line U.S. Route
29 SRC Plat
No. 32985

FCC Rebar
with Cap
No. 106 Set

FCC Rebar
with Cap
No. 106 Set

N83°32'25"W
47.34'
FCC Rebar
with Cap
No. 106 Set

1st Deed Line
Liber No. 252, Folio 276
N68°19'48"E
186.34'

FCC Rebar
with Cap
No. 106 Set

Part of
7th Deed Line
Liber No. 252,
Folio 276
N61°28'27"W
140.96'

FCC Rebar
with Cap
No. 106 Set

MAP OF
GREER'S SUBDIVISION
PLAT BOOK 8, FOLIO 2/
LOT 4

N57°46'26"E
101.64'
N85°25'54"W
25.05'

PRIVATE 20' WIDE
RIGHT-OF-WAY FOR
INGRESS AND EGRESS AND A
PRIVATE WATER HOUSE
CONNECTION

E R=150.00'
L=125.20'

E 577°39'09"W
79.86'

FCC Rebar
with Cap
No. 106 Set

3.897 AC.±

FCC Rebar
with Cap
No. 106 Set

Part of
3rd Deed Line
Liber No. 2243, Folio 271

Part of
5th Deed Line
Liber No. 252, Folio 276

6th Deed Line
Liber No. 252, Folio 276

Part of
7th Deed Line
Liber No. 252, Folio 276
324.96'

1" Iron
Pipe
Found

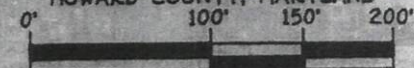
Point of
Beginning
Northwestern Right-Of-Way
line of U.S. Route 29
U.S. ROUTE 29



MAP OF
GREER'S SUBDIVISION
PLAT BOOK 8, FOLIO 2
LOT 5

MAP OF
GREER'S SUBDIVISION
PLAT BOOK 8, FOLIO 2
LOT 6

PLAT TO ACCOMPANY DESCRIPTION
OF A 3.897 AC.± PARCEL
SURVEYED FOR
BRUCE M. AND LEOLA K. WILLIAMSON
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND



Scale: 1" = 100'

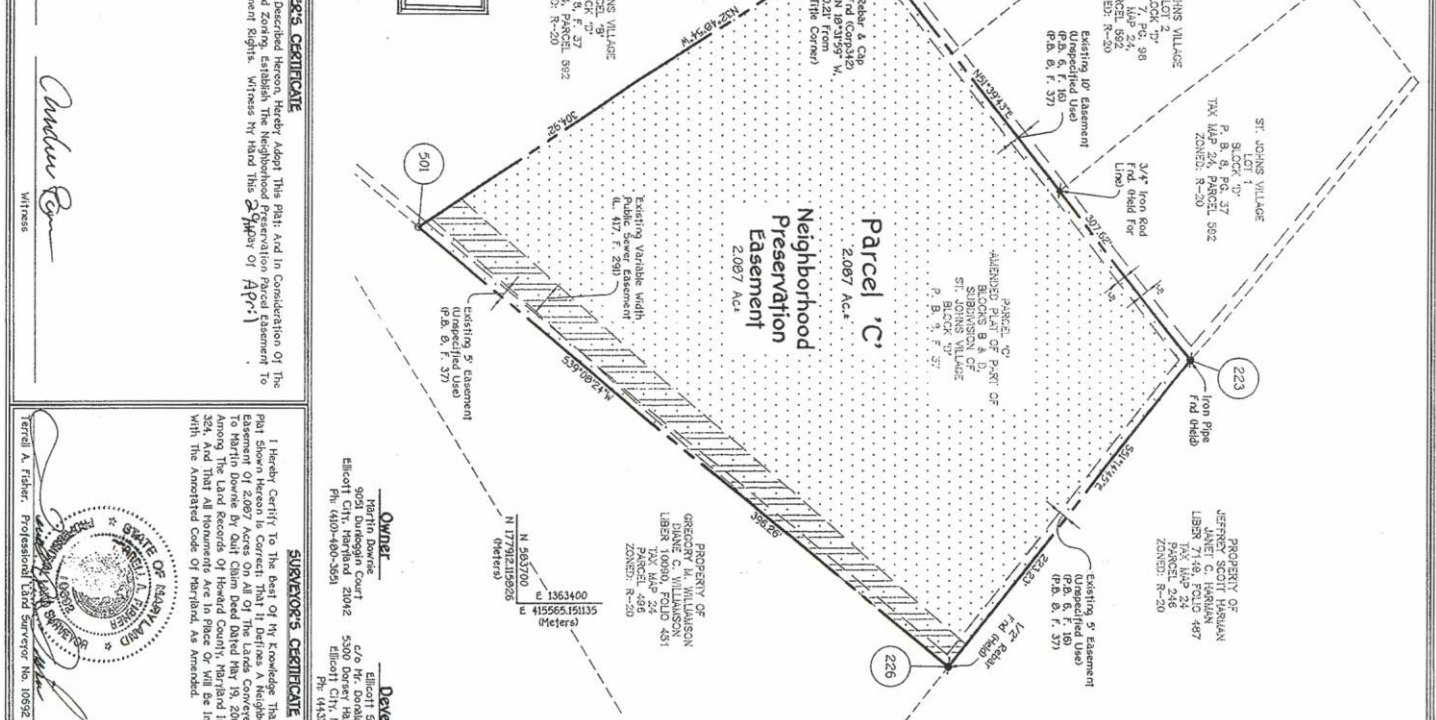
DATE: OCTOBER 6, 1994

FISHER, COLLINS & CARTER, INC.

CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
977 BALTIMORE NATIONAL PIKE, SUITE 100
ELLSWORTH CITY, MARYLAND 21042
(410) 461-2855

30510D2.DWG

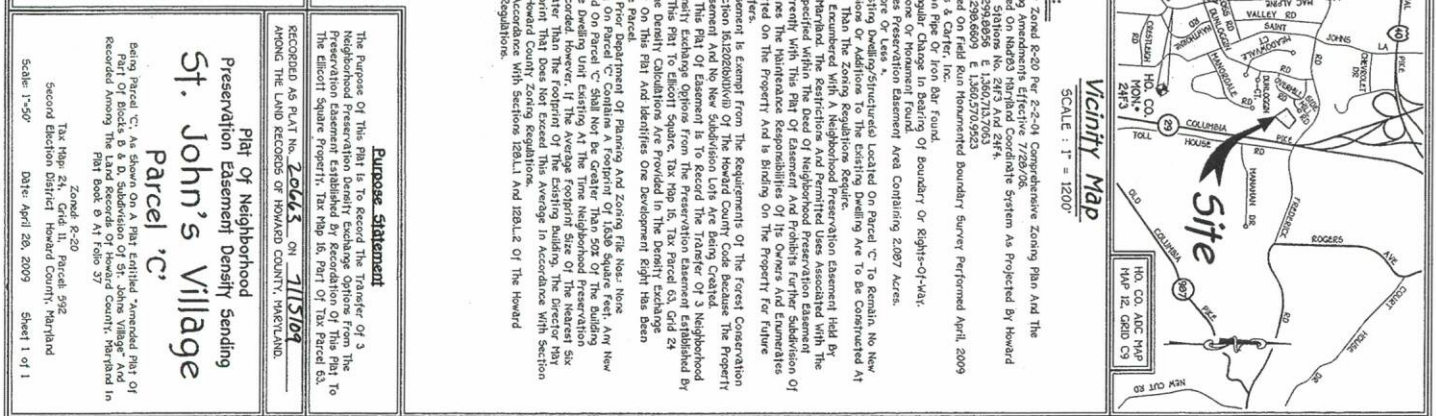
410-461-2855

[illegible]

General Notes

1. Subject Property: The property is located in the City of Fairfax, Virginia, and is zoned R-1. The property is a single-family detached house with a lot area of 0.25 acres.
2. Coordinates: The coordinates of the subject property are as follows: N 24° 15' 00" E, 100.00 feet; S 75° 00' 00" E, 100.00 feet; S 15° 00' 00" E, 100.00 feet; N 75° 00' 00" E, 100.00 feet.
3. This plat is shown by reference, shall be a part of the same, and shall be a part of the same.
4. Donates to the City of Fairfax, Virginia, the sum of \$10,000.00 for the purpose of the same.
5. All areas are to be used for the purpose of the same.
6. There is an easement for the purpose of the same.
7. A distance line is shown for the purpose of the same.
8. This property is shown for the purpose of the same.
9. The same is shown for the purpose of the same.
10. The same is shown for the purpose of the same.
11. The same is shown for the purpose of the same.
12. The same is shown for the purpose of the same.
13. The same is shown for the purpose of the same.
14. The same is shown for the purpose of the same.
15. The same is shown for the purpose of the same.

By _____, Surveyor, L.L.C.
 Witness: _____, Notary Public, State of Virginia
 Date: _____, 2012





Howard County Planning & Zoning
3430 Court House Drive
Ellicott City, MD 21043

To Whom it May Concern,

I, Dianne Williamson, met Greg Williamson in late of 1969 and the house located at 8895 Frederick Road, Ellicott City, MD 21043 has been a duplex since the day I met him. We were married in 1975.

He recently passed away a few months ago so this is as far back as I can go but I know it was a duplex prior to 1969.

We owned the property until November 2018. The property was sold to Brian Grimm of BG Land Corp in November 2018. It remains a duplex to this day.

Please contact me if you have any questions at 443-277-7277.

Thank you,

A handwritten signature in cursive script that reads "Dianne C Williamson". The signature is written in dark ink and is positioned above the printed name.

Dianne Williamson

code
440
135
575



Received of Mr. L. Leicke 1970
for balance due Dollars

Amount Paid \$ _____

Balance Due \$ _____

Paper Patented By N. C. R. Co. National 46-876 Made in U. S. A.

Hillside
450
119
560



No. _____
Received of Mr. L. Leicke 1970
for balance due Dollars

Amount Paid \$ _____

Balance Due \$ _____

Paper Patented By N. C. R. Co. National 46-876 Made in U. S. A.

Nursery
385
115
500



No. _____
Received of Mr. L. Leicke 1970
for balance due Dollars

Amount Paid \$ _____

Balance Due \$ _____

Paper Patented By N. C. R. Co. National 46-876 Made in U. S. A.

1082

Rockwell
674
110
784



No. _____
Received of Mr. L. Leicke 1970
for balance due Dollars

Amount Paid \$ _____

Balance Due \$ _____

1069 Paper Patented By N. C. R. Co. National 46-876 Made in U. S. A.

Rockwell
884
127
101



Received of Mrs. Mrs. E. J. Elmer
One Hundred and Twenty Seven and
no cent 11th & 2nd Rockwell 4/1/70 - 4/30/70

Dollars

Amount Paid \$

Balance Due \$

Paper Patented By N. C. R. Co. National 46-876 Made in U. S. A.

Murray
577.50
115
692.50



Received of Mr. Nelson Walker
One Hundred and fifteen and
no cent 1st Fl 10 Murray Ave 4/9/70 - 5/8/70

No.

1970

Dollars

Amount Paid \$

Balance Due \$

Paper Patented By N. C. R. Co. National 46-876 Made in U. S. A.

2 of 2

Wade
660
135
795



Received of Mrs. Ethel Seaker
One Hundred and thirty five and
no cent 1st Fl Wade Ave 4/1/70 - 5/1/70

No.

1970

Dollars

Amount Paid \$

Balance Due \$

Paper Patented By N. C. R. Co. National 46-876 Made in U. S. A.

Rockwell
1011
10
121



Received of Mrs. Mc Carthy
One Hundred and Ten and
no cent 1st Fl 2nd Rockwell Ave 4/1/70 - 5/1/70

No.

1970

Dollars

Amount Paid \$

Balance Due \$

1069 Paper Patented By N. C. R. Co. National 46-876 Made in U. S. A.

BG Land Inc
8895 Frederick Road
Ellicott City, MD 21043

Statement

Date
12/31/2021

To:
Mark Bright 8895 Frederick Road Apt A Ellicott City, MD 21043

				Amount Due	Amount Enc.
				\$0.00	
Date	Transaction			Amount	Balance
10/31/2018	Balance forward				0.00
12/01/2018	December Rent			1,250.00	1,250.00
12/05/2018	PMT #553.			-1,250.00	0.00
01/01/2019	January Rent			1,250.00	1,250.00
01/03/2019	PMT #563.			-1,250.00	0.00
02/01/2019	February Rent			1,250.00	1,250.00
02/07/2019	PMT #554.			-1,250.00	0.00
03/01/2019	March Rent			1,250.00	1,250.00
03/13/2019	PMT #564.			-1,250.00	0.00
04/01/2019	April Rent			1,250.00	1,250.00
04/08/2019	PMT #555.			-1,250.00	0.00
05/01/2019	May Rent			1,250.00	1,250.00
05/03/2019	PMT #556.			-1,250.00	0.00
06/01/2019	June Rent			1,250.00	1,250.00
06/07/2019	PMT #557.			-1,250.00	0.00
07/01/2019	July Rent			1,250.00	1,250.00
07/02/2019	PMT #565.			-1,250.00	0.00
08/01/2019	August Rent			1,250.00	1,250.00
08/02/2019	PMT #566.			-1,250.00	0.00
09/01/2019	September Rent			1,250.00	1,250.00
09/06/2019	PMT #567.			-1,250.00	0.00
10/01/2019	October Rent			1,250.00	1,250.00
10/08/2019	PMT #558.			-1,250.00	0.00
11/01/2019	November Rent			1,250.00	1,250.00
11/04/2019	PMT #559.			-1,250.00	0.00
12/01/2019	December Rent			1,250.00	1,250.00
12/03/2019	PMT #560.			-1,250.00	0.00
01/01/2020	January Rent			1,250.00	1,250.00
01/07/2020	PMT #591.			-1,250.00	0.00
02/04/2020	February Rent			1,250.00	1,250.00
02/06/2020	PMT #592.			-1,250.00	0.00
03/01/2020	March Rent			1,250.00	1,250.00
03/04/2020	PMT #593.			-1,250.00	0.00
04/01/2020	April Rent			1,250.00	1,250.00
CURRENT		1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE
		Amount Due			
0.00		0.00	0.00	0.00	\$0.00

BG Land Inc
8895 Frederick Road
Ellicott City, MD 21043

Statement

Date
12/31/2021

To:
Mark Bright 8895 Frederick Road Apt A Ellicott City, MD 21043

				Amount Due	Amount Enc.	
				\$0.00		
Date	Transaction			Amount	Balance	
04/04/2020	PMT #594.			-1,250.00	0.00	
05/01/2020	May Rent			1,250.00	1,250.00	
05/05/2020	PMT #597.			-1,250.00	0.00	
06/01/2020	June Rent			1,250.00	1,250.00	
06/04/2020	PMT #599.			-1,250.00	0.00	
07/01/2020	July Rent			1,250.00	1,250.00	
07/06/2020	PMT #600.			-1,250.00	0.00	
08/01/2020	August Rent			1,250.00	1,250.00	
08/03/2020	PMT #595.			-1,250.00	0.00	
09/01/2020	September Rent			1,250.00	1,250.00	
09/04/2020	PMT #601.			-1,250.00	0.00	
10/01/2020	October Rent			1,250.00	1,250.00	
10/02/2020	PMT #603.			-1,250.00	0.00	
11/01/2020	November Rent			1,250.00	1,250.00	
11/04/2020	PMT #604.			-1,250.00	0.00	
12/01/2020	December			1,250.00	1,250.00	
12/04/2020	PMT #605.			-1,250.00	0.00	
01/01/2021	PMT #606.			-1,250.00	-1,250.00	
01/01/2021	january rent			1,250.00	0.00	
02/01/2021	February Rent			1,250.00	1,250.00	
02/04/2021	PMT #607.			-1,250.00	0.00	
CURRENT		1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00		0.00	0.00	0.00	0.00	\$0.00

BG Land Inc
8895 Frederick Road
Ellicott City, MD 21043

Statement

Date
12/31/2021

To:
Young Choe 8895 Frederick Road Apt B Ellicott City, MD 21043

				Amount Due	Amount Enc.	
				\$0.00		
Date	Transaction			Amount	Balance	
10/31/2018	Balance forward				0.00	
12/01/2018	December Rent			1,530.00	1,530.00	
12/05/2018	PMT #1968.			-1,530.00	0.00	
01/01/2019	January Rent			1,530.00	1,530.00	
01/03/2019	PMT #2090.			-1,530.00	0.00	
02/01/2019	February Rent			1,530.00	1,530.00	
02/07/2019	PMT #2092.			-1,530.00	0.00	
03/01/2019	March Rent			1,530.00	1,530.00	
03/13/2019	PMT #2093.			-1,530.00	0.00	
04/01/2019	April Rent			1,530.00	1,530.00	
04/08/2019	PMT #2094.			-1,530.00	0.00	
05/01/2019	May Rent			1,530.00	1,530.00	
05/03/2019	PMT #2095.			-1,530.00	0.00	
06/01/2019	June Rent			1,530.00	1,530.00	
06/07/2019	PMT #2098.			-1,530.00	0.00	
07/01/2019	July Rent			1,530.00	1,530.00	
07/02/2019	PMT #2099.			-1,530.00	0.00	
08/01/2019	August Rent			1,530.00	1,530.00	
08/02/2019	PMT #2100.			-1,530.00	0.00	
09/01/2019	September Rent			1,530.00	1,530.00	
09/06/2019	PMT #2101.			-1,530.00	0.00	
10/01/2019	October Rent			1,530.00	1,530.00	
10/08/2019	PMT #2102.			-1,530.00	0.00	
11/01/2019	November Rent			1,530.00	1,530.00	
11/04/2019	PMT #2103.			-1,530.00	0.00	
12/01/2019	December Rent			1,530.00	1,530.00	
12/03/2019	PMT #2104.			-1,530.00	0.00	
01/01/2020	January Rent			1,530.00	1,530.00	
01/07/2020	PMT #2106.			-1,530.00	0.00	
02/04/2020	February Rent			1,530.00	1,530.00	
02/06/2020	PMT #2108.			-1,530.00	0.00	
03/04/2020	March Rent			1,530.00	1,530.00	
03/04/2020	PMT #2109.			-1,530.00	0.00	
04/01/2020	April Rent			1,530.00	1,530.00	
CURRENT		1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00		0.00	0.00	0.00	0.00	\$0.00

BG Land Inc
8895 Frederick Road
Ellicott City, MD 21043

Statement

Date
12/31/2021

To:
Young Choe 8895 Frederick Road Apt B Ellicott City, MD 21043

				Amount Due	Amount Enc.
				\$0.00	
Date	Transaction			Amount	Balance
04/04/2020	PMT #2110.			-1,530.00	0.00
05/01/2020	May Rent			1,530.00	1,530.00
05/05/2020	PMT #2111.			-1,530.00	0.00
06/01/2020	June Rent			1,530.00	1,530.00
06/04/2020	PMT #2114.			-1,530.00	0.00
07/01/2020	July Rent			1,530.00	1,530.00
07/06/2020	PMT #2115.			-1,530.00	0.00
08/01/2020	August Rent			1,530.00	1,530.00
08/03/2020	PMT #2116.			-1,530.00	0.00
09/01/2020	september Rent			1,530.00	1,530.00
09/04/2020	PMT #2118.			-1,530.00	0.00
10/01/2020	October Rent			1,530.00	1,530.00
10/02/2020	PMT #2119.			-1,530.00	0.00
11/01/2020	November Rent			1,530.00	1,530.00
11/04/2020	PMT #2120.			-1,530.00	0.00
12/01/2020	December			1,530.00	1,530.00
12/03/2020	PMT #2121.			-1,530.00	0.00
01/01/2021	PMT #2122.			-1,530.00	-1,530.00
01/01/2021	January Rent			1,530.00	0.00
02/01/2021	February Rent			1,530.00	1,530.00
02/03/2021	PMT #2123.			-1,530.00	0.00
03/01/2021	March Rent			1,530.00	1,530.00
03/05/2021	PMT #2125.			-1,530.00	0.00
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00	0.00	0.00	0.00	0.00	\$0.00